

ORDINANCE NO. 20080828-104

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS 2, 3, AND 7, LOCATED IN THE NORTH SHOAL CREEK NEIGHBORHOOD PLANNING AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district to certain tracts (the "Property") described in Zoning Case No C14-2008-0032, on file at the Neighborhood Planning and Zoning Department, as follows

Approximately 36.9 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*North Shoal Creek Neighborhood Planning Area*),

located in the North Shoal Creek neighborhood planning area, locally known as the area bounded by Research Boulevard on the north, Burnet Road on the east, West Anderson Lane on the south and MoPac Expressway on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*)

Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect

PART 2. The zoning districts for the Property are changed from community commercial (GR) district, general commercial services (CS) district, and, commercial-liquor sales-(CS-1) district, to community commercial-vertical mixed use building (GR-V) combining district, general commercial services-vertical mixed use building (CS-V) combining district, and commercial-liquor sales-vertical mixed use building (CS-1-V) combining district, as more particularly described and identified in the chart below

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	From	To
1	244092	3202 W ANDERSON LN	GR, CS-1	GR-V, CS-1-V
		3300 W ANDERSON LN		
		3200 W ANDERSON LN		
4	244089	7920 ROCKWOOD LN	GR	GR-V
		2930 W ANDERSON LN		
5	244127	15,440SQ FT OF LOT 1B *RESUB OF LOT 1 ALLANDALE SQUARE SEC 2	GR	GR-V
	244128	2900 W ANDERSON LN	GR, CS-1	GR-V, CS-1-V
6	244256	2700 W ANDERSON LN	GR	GR-V
8	242503	2430 W ANDERSON LN	CS-1, GR	CS-1-V, GR-V
		7930 BURNET RD		
		2536 1/2 W ANDERSON LN		
	242504	2436 W ANDERSON LN	GR, CS	GR-V, CS-V
		2438 W ANDERSON LN		
		2408 W ANDERSON LN		

PART 3. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows

A The following applies to Tracts 1, 4-6, and 8

- 1 The property is subject to the parking reductions identified in Article 4 3.3 E 3 (*Dimensional and Parking Requirements*).
- 2 For property in office districts, the additional uses allowed under Article 4 3 3 C 2 (*Ground-Floor Commercial Uses Allowed*) apply
- 3 Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 80 percent of the Annual Median Family Income

B. The following applies to Tract 6

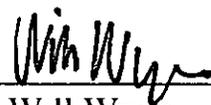
The property is exempt from the dimensional standards identified in Article 4 3 3 E 2 (*Dimensional and Parking Requirements*)

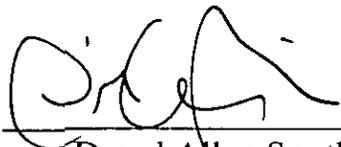
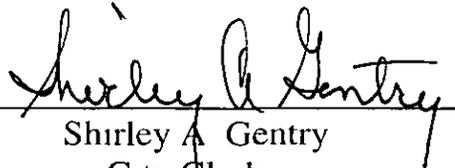
PART 4. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 2, 3, and 7, located as shown in this Part and identified on Exhibit "A" These tracts are not subject to Chapter 25-2, Subchapter E, Article 4 3 (*Vertical Mixed Use Buildings*)

TRACT #	TCAD PROPERTY ID #	COA ADDRESS
2	244093	7900 SHOAL CREEK BLVD
3	244090	3010 W ANDERSON LN
	244091	3022 W ANDERSON LN
7	244248	2620 1/2 W ANDERSON LN
		2620 W ANDERSON LN

PART 5. This ordinance takes effect on September 8, 2008

PASSED AND APPROVED

_____ August 28 _____, 2008 §
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 § _____ 
 Will Wynn
 Mayor

APPROVED:  _____ **ATTEST:**  _____
 David Alan Smith Shirley A Gentry
 City Attorney City Clerk



ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2008-0032
 ADDRESS NORTH SHOAL CREEK PLANNING AREA
 SUBJECT AREA 36 96 ACRES
 GRID J30
 MANAGER G MONTES



OPERATOR S MEEKS

This map has been produced by G I S Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness

1" = 400'